



REAL ESTATE GROUP

FARM AND RANCH

integrity · knowledge · results

**Cattle & Working | Cutting & Equestrian Facilities
Hunting & Recreational | Investment | High Game | Large Acreage**



Dunham Ranch

6732 Lazy Bend Road | Millsap, TX 76066

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REALTOR®

Wesley Stout Mobile: 817.629.9457 Office: 817.578.0609 Fax: 817.396.4544
wesley@clarkreg.com | www.creg ranch.com

CCIM



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FARM AND RANCH

PROPERTY SUMMARY

- ✓ 47+/- Acres
- ✓ First class equestrian training facility
- ✓ Located along the Brazos River

Location:

From Weatherford drive west on Interstate 20. Exit the 397 mile marker which is FM 1189 to Brock. Turn left on 1189 and travel approx 2.5 miles to Grind Stone Road. Turn Right on Grind Stone then immediately turn Left on Lazy Bend Road. Travel approx 5 miles to property on the Right.

Facility:

The Dunham Ranch is a first class equestrian training facility built on the Brazos River in Brock Texas. Just under 50 Acres the ranch is a perfect combination of well established coastal hay, strategically placed arena and barns, scattered oak trees and almost 600 feet of river frontage property with great hunting and fishing.

The 125' x 200' Indoor covered arena is a phenomenal working facility. It has bright adequate lighting, superior dirt and substantial air flow with three large "Big Ass Fans". Attached to the arena is a first class equine working area with 9 paddocks, 2 wash bays, large tack room and a nice sized apartment for the ranch manager.

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice. Each office is independently owned and operated.

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Home:

1750 sq ft Farm and Ranch modular home. It is a 3 bedroom and two bath home with many upgrades. Large covered front porch and an attached 2 car carport. The second living quarters is also a 3 bedroom and 2 bath apartment style home.

Utilities:

Electric on site. Water well and water storage tank. Septic systems on the property.

Minerals:

Do not convey

Topography:

Property is mostly flat with a gentle roll towards the river. Great sandy loam soil.

Price:

\$1,899,000

Terms:

Cash to Seller at Closing

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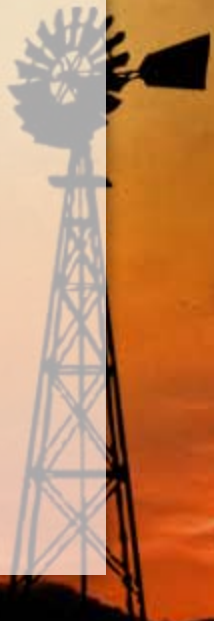


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PROPERTY PHOTOS



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AERIAL PHOTO



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SUMMARY PHOTOS



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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



01A

TREC No. OP-K

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